

June 23, 2025

Mr. Grant White
Project Manager
220 SE Green Street
Lee's Summit, MO 64063
Ph: 816-969-1600
Email: grant.white@cityofls.net

RE: Application Number: PL2025130
Application Type: Commercial Final Development Plan
Application Name: Club Carwash- Oldham Village
Location: 1301 SW Jefferson St., Lee's Summit, MO 64081
Cochran Project # M24-8767A

Dear Mr. White:

We are in receipt of your recent correspondence dated June 12, 2025, regarding review of the above referenced project and provide the following replies to your comments:

PLANNING REVIEW:

1. LOT INFORMATION 1) The total site acreage listed on Sheet C1 shows 47,045 sq. ft., but the most recent draft version of the associated minor plat shows a site/lot area of 47,242 sq. ft. Revise to match the plat. 2) The labeled lot line dimensions for the east property line and the two long boundary segments on the north and south sides of the lot do not match the most recent draft version of the associated plat. Revise to match the plat. 3) The curve radius listed for the east property line (Curve C1) does not match the most recent draft version of the associated plat, nor do the seconds for the bearing listed for Line Segment L1. Revise. **Revised as requested.**
2. STREETS. SW Jefferson Crossing is labeled as a public roadway with 60' of right-of-way throughout the plan set. SW Jefferson Crossing is actually a private street within a 60' private common area tract, so it is neither a public street nor is it located within public right-of-way. Revise. **Revised as requested.**
3. SIDEWALKS. Label the 5' sidewalk along SW Jefferson Crossing on Sheet C3. **Label added as requested.**
4. OIL AND GAS WELLS. Add a note to the plans regarding the presence of any active, inactive or capped oil and/or gas wells on the property. Cite the source of information used to make this

determination. MoDNR maintains an online well database that can be sourced and cited for this information. **A note was added to sheet C1.**

5. BUILDING ELEVATIONS. No architectural building elevations were included in the application submittal for review. Submit color elevations that includes a material and color schedule for all exterior building materials. **Elevations have been included in this submittal.**
6. MECHANICAL SCREENING. Show the location of all RTUs and ground-mounted equipment on the building elevations or site plan as appropriate. RTUs shall be fully screened from view by extending parapet walls to a height at least equal to the height of the units being screened. Ground-mounted equipment shall be fully screened from view up the height of the units by using evergreen landscaping or masonry walls. **All mechanical equipment for the building is roof mounted except the transformer. The roof mounted equipment is screened by a parapet wall. The landscape on sheet C15 has been revised to include evergreens to screen the transformer.**
7. SITE DATA TABLE. For centralized and easy reference, add the lot area and proposed building area information to the list of development information provided at the bottom right corner of Sheet C3. **Note revised as requested.**
8. TRASH ENCLOSURE. The dumpster enclosure detail on Sheet C12 shows the enclosure gates to be vinyl. City ordinance requires the gates to be either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve, or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. The proposed vinyl gates do not comply with the enclosure design requirements. **Note on trash enclosure detail revised.**
9. PARKING LOT BOUNDARY. Temporary asphalt curbing shall be provided where the parking lot drive will be extended in the future when the abutting lot to the south is developed. Curb blocks/wheel stops or the like cannot be used to satisfy this temporary curbing requirement. **Item 'Y' was added to this site legend and plan on sheet C3. A detail was added to sheet C12.**
10. ADA ACCESSIBLE ROUTE. Show the accessible path from the ADA space to the building entrance. Label the slopes and cross-slopes of said accessible path. **ADA path and sloped added to sheet C3.**
11. PLAT. The final plat for the Oldham Village development has yet to be recorded. No building permit shall be issued until such time as the approved final plat has been recorded with the County and the requisite number of recorded copies have been submitted to the City. **Understood.**

ENGINEERING REVIEW:

1. Sheet C3: a. site-specific design for the new ADA-accessible ramps and ADA-accessible route across the commercial entrance is required. It is not sufficient to call-out a standard detail. At a minimum, elevations and slope callouts shall be provided for the site specific ramp and accessible route design across the commercial entrance. b. eliminate the "wings" on the ADA-accessible ramp if possible, and grade to provide the needed transition. **The ADA path and slopes from ADA space to building has been added on C3. A detail has been added on C5 for the cross walk and ADA ramps at the entrance. "Wings" have been removed from ADA ramps.**
2. Sheet C4: a. private domestic water line from the public main to the meter shall be copper. Copper line shall also be required a minimum of 10 feet beyond the meter. **Item "S" has been added to the utility legend on sheet C4. The 2x4 increaser has been moved to allow 10' of copper after the meter.**
3. Profile View Sheets of Stormwater Pipes: HGL is called-out without the design storm. Provide the design storm callout, otherwise "HGL" by itself is meaningless. **HGL label has been revised.**
4. Sheet C13: a. revise the ADA-accessible route and ramps to include slope callouts in addition to elevations. **Warping detail has been revised to match new detail on C5.**
5. A cost estimate is required prior to formal approval. **See attached site improvement cost estimate.**

FIRE REVIEW:

1. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

The building exceeds 300 feet from a hydrant as measured around the building. **A hydrant was added to ensure no part of the building no more than 300 ft. from a hydrant.**

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

The drive lane along the north side of the building shall be capable of supporting the weight of a fire apparatus (75,000-pounds). Confirm construction. **The drive lane on the north side of the building has been changed to heavy duty concrete which is capable of supporting the 75,000 lbs. required.**

Comment Reply Letter
Club Carwash Final Development Plan
Lee's Summit, MO

BUILDING CODE REVIEW:

1. Specify type of water tap at main. **Item "T" has been added to utility legend on sheet C4.**
2. Water piping from main to meter and from meter to 10' towards building must be 2" copper.
See response to item No. 2 under engineering review.

Please let us know if you have any questions or require additional information.

Sincerely,



Eric S. Kirchner, P.E.
Engineering Manager | Partner
Cochran
8 E. Main Street
Wentzville, MO 63385
636-332-4574